



The Commonwealth of Massachusetts

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

136 LINCOLN STREET • BOSTON, MASSACHUSETTS 02111 • TELEPHONE (617) 542-1081

UMASS/AMHERST



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REPORT ON THE STATUS OF OCCUPANCY AND OPERATION OF STATE COLLEGE RESIDENCE HALLS SPRING SEMESTER - FEBRUARY 1988

The purpose of this report is to inform the Regents and the Authority as to the status of occupancy in State College Residence Halls and to report on the receipts and disbursements of Authority Trust Funds established for the purpose of operating and maintaining residence halls.

Occupancy

Occupancy rates for the spring semester have been reported by the various colleges. Schedule I, attached, indicates the number and rate of occupancy at residence halls by colleges.

The survey indicates that 99.7 percent of the total residence accommodations are occupied, 8403 of 8422 spaces. The degree of occupancy varies among state colleges with a high of 110.6 percent at Westfield State College and a low of 65.6 percent at the Maritime Academy. Occupancy at the Maritime Academy has declined substantially from 95.0% in 1985 to 82.3% in 1986, 71.6% in 1987 and 67.2% in 1988.

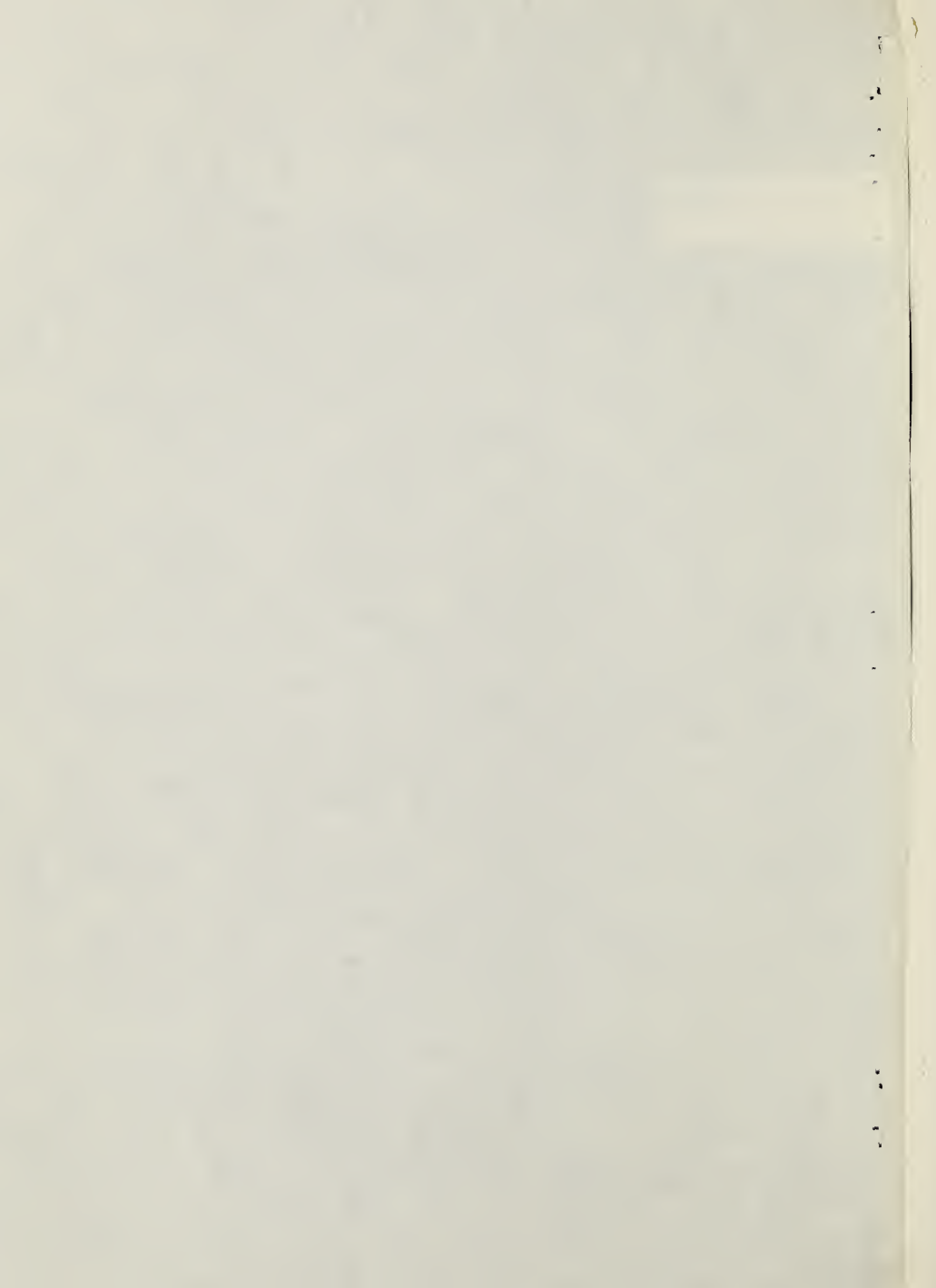
<u>College</u>	<u>No. of Spaces</u>	<u>Occupancy</u>	<u>Occupancy Rate</u>	
			<u>Spring Sem./Academic Year</u>	
Bridgewater	1361	1513	111.1%	111.1%
Fitchburg	1121	1121	100.0	99.9
Framingham	1454	1463	100.6	101.9
North Adams	1044	1000	95.7	100.4
Salem	598	607	101.5	102.1
Westfield	1479	1636	110.6	113.2
Worcester	485	485	100.0	100.0
Maritime Academy	880	578	65.6	67.2
Total	<u>8422</u>	<u>8403</u>	<u>99.7%</u>	<u>101.2%</u>

Spring semester occupancy is 248 less than fall semester occupancy; a decrease of 2.8 percent. The average occupancy rate for the 1987-88 academic year is 101.2 percent, as compared with 101.4% last year.

Revenue Assessments

Spring term revenue receipts from State College Residence Halls are estimated at \$5,338,742. The estimated receipts are based on reported occupancy and the approved rent schedule for the 1987-88 academic year.

Notices of Assessments against these revenues for expenses and reserves have been issued to each college in accordance with the following schedule:



PURPOSE			AMOUNT
Debt Service	-	Interest	\$ 1,933,127
	-	Principal	-0-
	-	Reserve	-0-
Property Fund	-	General	680,051
	-	Capital Improvements	-0-
Rate Stabilization Fund			-0-
Authority Expense			<u>342,059</u>
Total Authority Assessment			\$ 2,955,237
Funds Available for O & M Expense			<u>2,383,505</u>
Total Fall Term Receipts (unaudited)			\$ <u>5,338,742</u>

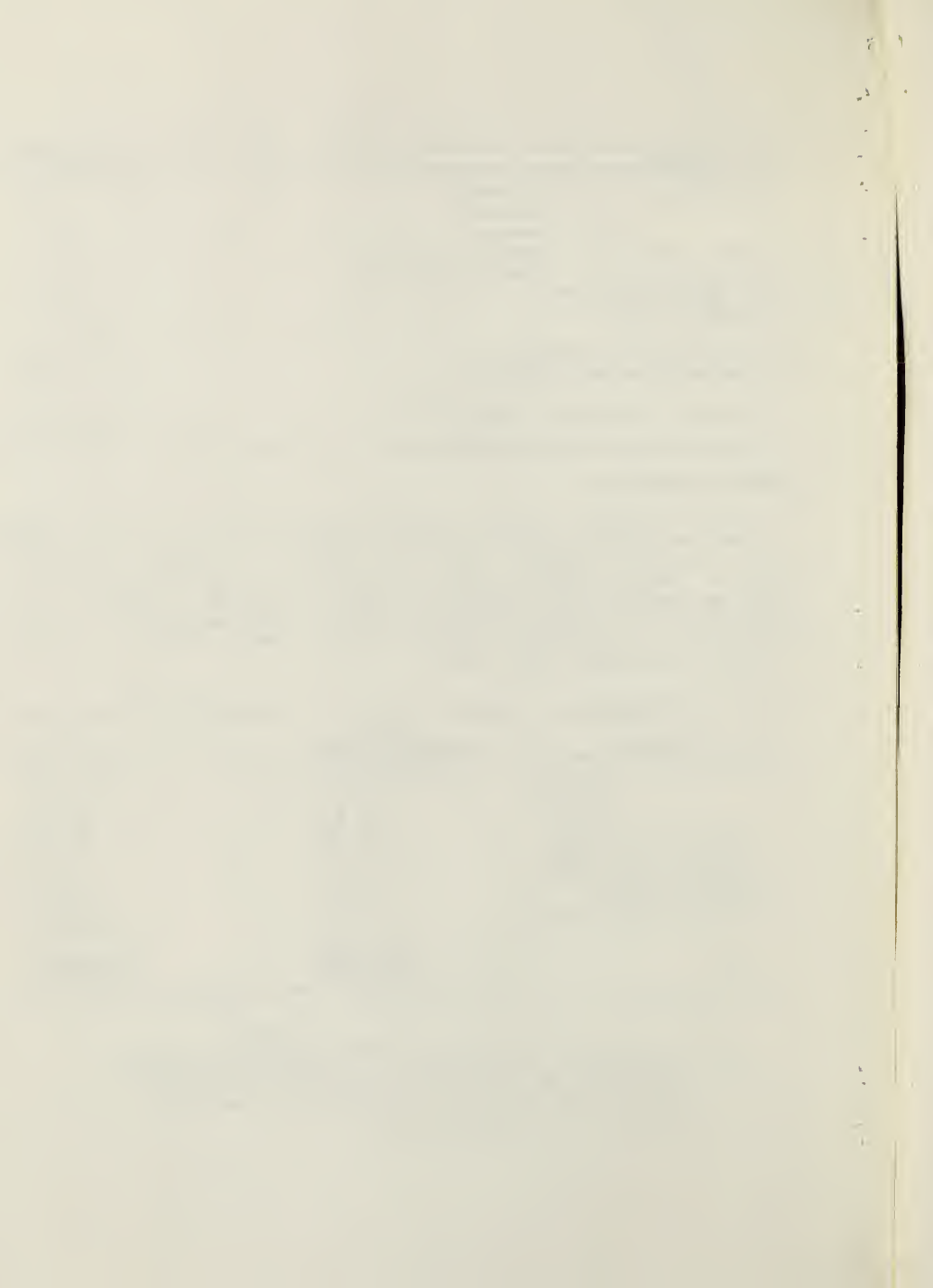
Financial Evaluation

Rental receipts from state college residence halls for the 1987-88 academic year are \$11,131,654. This amount includes HUD Debt Service Grants in the amount of \$211,890. Receipts are less than the budgeted amounts by \$216,374. Budgeted amounts are the amounts set forth in the Certificate of Projected Expenses which are based on 95.0 percent occupancy. Actual receipts are based on the reported occupancy and the rental rates for the 1987-88 academic year. A comparison of revenue receipts to budgeted amounts by purpose for the 1987-88 academic year follows:

Purpose	1988	1988
	Budgeted Amount	Receipts
Debt Service - Interest	(a) \$ 4,297,408	(a) \$ 4,171,725
- Principal	-0-	-0-
- Reserve	450,863	402,620
Property Fund- General	1,100,000	889,945
Capital Improvements	506,500	257,452
Rate Stabilization Fund	-0-	-0-
Authority Expense	367,575	599,511
Operating & Maint. Expense	<u>4,625,682</u>	(b) <u>4,810,401</u>
Total	<u>\$11,348,028</u>	<u>\$11,131,654</u>

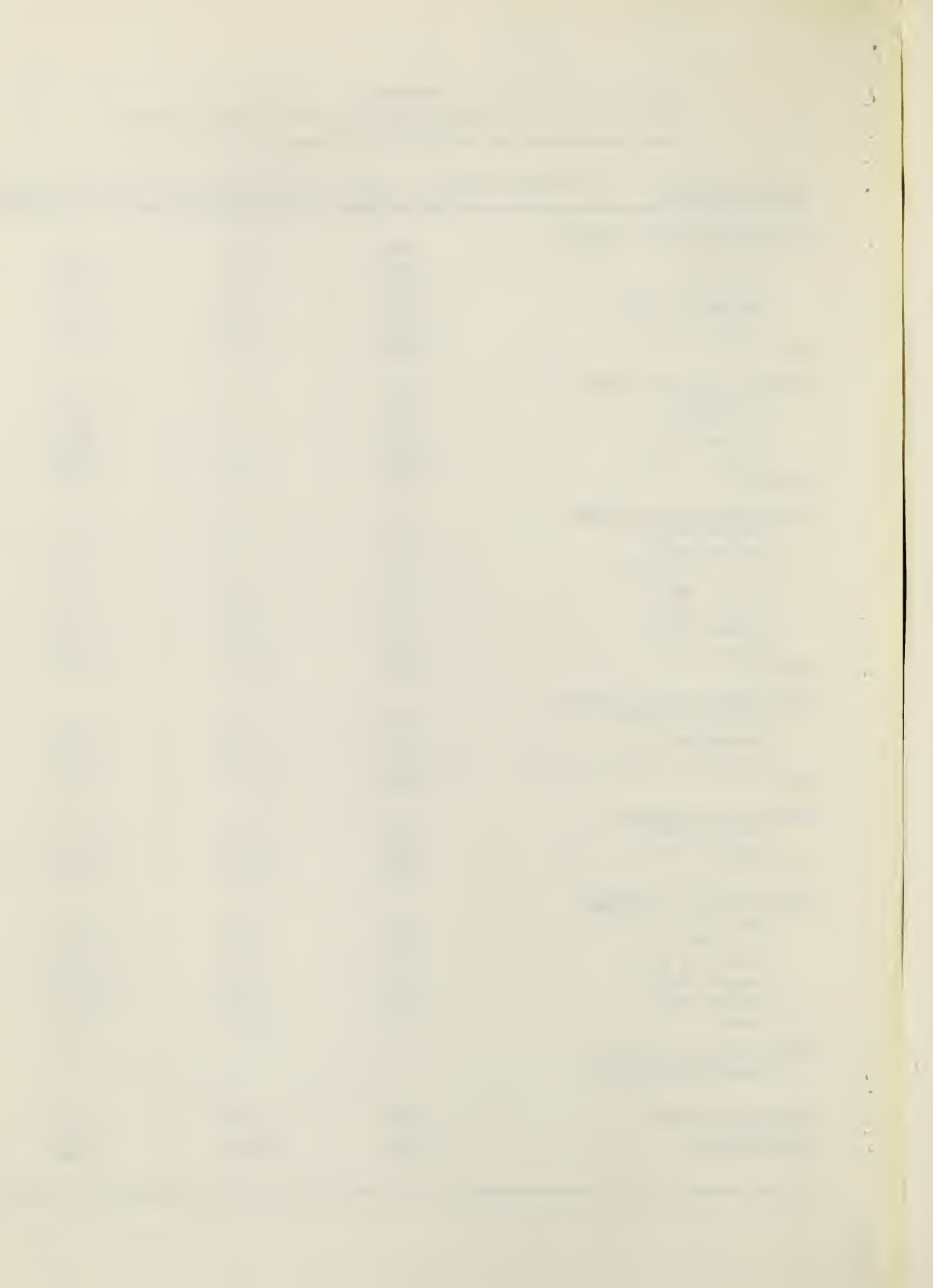
(a) Sum includes HUD Debt Service Grants of \$211,890.

(b) This represents the aggregate sum of 1987-88 rent receipts allocated to the various Authority Trust Funds at each of the state colleges to cover maintenance and operating expenses for the academic year.



SCHEDULE I
REPORTED OCCUPANCY RATES FOR STATE COLLEGE RESIDENCE HALLS
FEBRUARY 1988

RESIDENCE HALLS	NO.OF BEDS	NO.OF OCCUPANTS	% OF OCCUPANCY
<u>Bridgewater State College</u>			
Apartments	192	206	107.2
Pope Hall	160	168	105.0
Scott Hall	143	162	113.2
Shea/Durgin Hall	620	725	116.9
Woodward Hall	246	252	102.4
Sub-Total	1361	1513	111.1
<u>Fitchburg State College</u>			
Apartments	192	192	100.0
Aubuchon Hall	380	380	100.0
Herlihy Hall	144	144	100.0
Russell Towers	405	405	100.0
Sub-Total	1121	1121	100.0
<u>Framingham State College</u>			
Corinne Towers	437	448	102.5
Foster Hall	24	19	79.1
Horace Mann Hall	109	106	97.2
Larned Hall	345	330	95.6
Linsley Hall	177	183	103.3
O'Connor Hall	261	260	99.6
Pierce Hall	101	117	115.8
Sub-Total	1454	1463	100.6
<u>North Adams State College</u>			
Berkshire Towers	320	306	95.6
Hoosac Hall	216	204	94.4
Apartments-Phases I & II	508	490	96.4
Sub-Total	1044	1000	95.7
<u>Salem State College</u>			
Bowditch Hall	276	280	100.3
Peabody Hall	322	327	102.5
Sub-Total	598	607	101.5
<u>Westfield State College</u>			
Apartments	288	320	111.1
Davis Hall	306	312	101.9
Dickinson Hall	306	330	107.8
Lammers Hall	294	352	119.7
Scanlon Hall	285	322	112.9
Sub-Total	1479	1636	110.6
<u>Worcester State College</u>			
Chandler Village	485	485	100.0
<u>Maritime Academy</u>	880	578	65.6
<u>GRAND TOTAL</u>	<u>8422</u>	<u>8403</u>	<u>99.7</u>



MASS. SC5.1/2: 988/2



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MASSACHUSETTS
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1988-89
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REPORT ON THE STATUS OF OCCUPANCY AND OPERATION OF STATE COLLEGE RESIDENCE HALLS FALL SEMESTER - SEPTEMBER 1988

The purpose of this report is to inform the Regents and the Authority as to the status of occupancy in State College Residence Halls and to report on the receipts and disbursements of Authority Trust Funds established for the purpose of operating and maintaining residence halls.

Occupancy

Occupancy rates for the fall semester as of September 1988 have been reported by the various colleges. Schedule I, attached, indicates the number and rate of occupancy at residence halls by colleges.

The survey indicates that 103.0 percent of the total residence accommodations are occupied, 8694 of 8440 spaces. The degree of occupancy varies among state colleges with a high of 121.3 percent at Westfield State College and a low of 68.2 percent at the Maritime Academy.

<u>College</u>	<u>No. of Spaces</u>	<u>Occupancy</u>	<u>Fall Semester</u>
Bridgewater	1361	1505	110.6%
Fitchburg	1121	1121	100.0
Framingham	1472	1481	100.6
North Adams	1044	1093	104.7
Salem	598	615	102.8
Westfield	1479	1794	121.3
Worcester	485	485	100.0
Maritime Academy	<u>880</u>	<u>600</u>	<u>68.2</u>
Total	<u>8440</u>	<u>8694</u>	<u>103.0%</u>

The 103.0% percent fall semester occupancy rate exceeds the 97.5% percent occupancy goal anticipated for financial planning purposes this academic year. It also compares favorably with last year's fall semester occupancy rate of 102.7%.

Revenue Assessments

Fall term revenue receipts from State College Residence Halls are estimated at \$6,396,549. The estimated receipts are based on reported occupancy and the proposed rent schedule for the 1988-89 academic year.



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Notices of Assessments against these revenues for expenses and reserves have been issued to each college in accordance with the following schedule:

PURPOSE	AMOUNT
1986 Bonds	
Interest	\$ 1,022,564
Principal	-0-
Section 10 Reserve	450,862
1988 Bonds	
Interest	1,429,517
Principal	-0-
Section 10 Reserve	134,352
Property Fund	
General	313,234
Capital Improvements	159,648
Rate Stabilization	-0-
Authority Expense	<u>310,081</u>
Total Authority Assessment	\$ 3,820,258
Funds Available for O & M Expense	<u>2,576,291</u>
Total Fall Term Receipts (unaudited)	\$ <u>6,396,549</u>

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

REPORTED OCCUPANCY RATES FOR RESIDENCE HALLS
SEPTEMBER 1988

RESIDENCE HALLS	NO. OF BEDS	NO. OF OCCUPANTS	% OF OCCUPANCY
=====	=====	=====	=====
BRIDGEWATER			
Gt. Hill Apartments	192.00	206.00	107.3%
Pope Hall	160.00	168.00	105.0%
Scott Hall	143.00	162.00	113.3%
Shea/Durgin Hall	620.00	717.00	115.6%
Woodward Hall	246.00	252.00	102.4%
	-----	-----	-----
	1361.00	1505.00	110.6%
FITCHBURG			
Apartments	192.00	192.00	100.0%
Aubuchon Hall	380.00	380.00	100.0%
Herlihy Hall	144.00	144.00	100.0%
Russell Towers	405.00	405.00	100.0%
	-----	-----	-----
	1121.00	1121.00	100.0%
FRAMINGHAM			
Corinne Towers	437.00	440.00	100.7%
Foster Hall	24.00	20.00	83.3%
Horace Mann Hall	109.00	107.00	98.2%
Larned Hall	345.00	349.00	101.2%
Linsley Hall	177.00	176.00	99.4%
O'Connor Hall	261.00	269.00	103.1%
Pierce Hall	119.00	120.00	100.8%
	-----	-----	-----
	1472.00	1481.00	100.6%
NORTH ADAMS			
Berkshire Towers	320.00	345.00	107.8%
Hoosac Hall	216.00	240.00	111.1%
Apts (Phases I/II)	508.00	508.00	100.0%
	-----	-----	-----
	1044.00	1093.00	104.7%
SALEM			
Bowditch Hall	276.00	285.00	103.3%
Peabody Hall	322.00	330.00	102.5%
	-----	-----	-----
	598.00	615.00	102.8%
WESFIELD			
Apartments	288.00	325.00	112.8%
Davis Hall	306.00	360.00	117.6%
Dickinson Hall	306.00	362.00	118.3%
Lammers Hall	294.00	379.00	128.9%
Scanlon Hall	285.00	368.00	129.1%
	-----	-----	-----
	1479.00	1794.00	121.3%
WORCESTER			
Chandler Village	485.00	485.00	100.0%
MARITIME ACADEMY	880.00	600.00	68.2%
	-----	-----	-----
GRAND TOTAL	8440.00	8694.00	103.0%
=====	=====	=====	=====

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
UNAUDITED REPORT OF DORMITORY OPERATIONS
FOR THE YEAR ENDED JUNE 30, 1988

	Salem	Westfield	Bridgewater	Framingham	Fitchburg	Maritime Academy	Worcester	North Adams	Combined
Revenues:									
Room rents	\$710,076	\$2,199,891	\$1,825,610	\$2,069,901	\$1,409,745	\$683,347	\$685,947	\$1,417,649	\$10,921,166
Breakage, assessment and fees	28,878	0	(2,822)	3,587	0	18,361	13,561	13,561	27,588
Commissions	13,971	54,066	42,414	38,788	28,185	11,357	6,988	21,591	217,480
Interest	19,230	38,883	6,880	36,761	27,113	11,394	4,373	6,404	154,258
Other	24,686	34,407	28,459	6,313	24,918	11,229	14,679	90,523	285,254
Total revenue	796,861	2,327,247	1,900,581	2,156,350	1,489,961	706,491	732,068	1,536,167	11,645,726
Expenditures:									
Payroll	265,368	1,006,442	934,104	924,890	483,091	198,409	246,786	504,179	4,563,269
Maintenance and operating costs	101,167	153,880	150,049	165,824	116,462	44,755	70,304	140,151	943,392
Total expenditures	366,535	1,160,322	1,084,153	1,090,714	599,553	243,164	317,090	644,330	5,506,661
Balance, prior to debt service	430,326	1,166,925	815,628	1,065,636	890,408	463,327	414,978	891,837	6,139,065
Transfers to Massachusetts State College Building Authority	370,867	1,106,668	950,722	970,311	807,740	452,081	422,739	890,354	5,971,482
Excess (deficiency) of revenue over expenditures	59,459	60,257	(135,094)	95,325	82,668	11,246	(7,761)	1,483	167,583
Fund Balance, July 1, 1987	208,041	206,554	121,238	163,137	203,761	151,637	95,485	146,620	766,852
Fund Balance, June 30, 1988	\$267,500	\$266,811	(\$13,856)	\$258,462	\$286,429	\$162,883	\$87,724	\$148,103	\$934,435
Avg. Expense/Occupancy	\$ 613	785	797	741	535	368	654	617	670
Design Occupancy	598	1479	1361	1472	1121	660	485	1044	8220
Other Income/Occupancy	\$ 145	86	55	66	72	156	95	114	88



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The purpose of this report is to inform the Regents and the Authority as to the status of occupancy in State College Residence Halls and to report on the receipts and disbursements of Authority Trust Funds established for the purpose of operating and maintaining residence halls.

Occupancy

Occupancy rates for the spring semester have been reported by the various colleges. Schedule I, attached, indicates the number and rate of occupancy at residence halls by colleges.

The survey indicates that 98.8 percent of the total residence accommodations are occupied, 8338 of 8440 spaces. The degree of occupancy varies among state colleges with a high of 111.4 percent at Westfield State College and a low of 64.7 percent at the Maritime Academy. Occupancy at the Maritime Academy has declined substantially from 95.0% in 1985 to 66.4% in 1989.

<u>College</u>	<u>No. of Spaces</u>	<u>Occupancy</u>	<u>Occupancy Rate</u> <u>Spring Sem./Academic Yr.</u>	
Bridgewater	1361	1493	109.7%	110.1%
Fitchburg	1121	1102	98.3	99.1
Framingham	1472	1435	97.5	99.0
North Adams	1044	1009	96.6	100.6
Salem	598	599	100.2	101.5
Westfield	1479	1647	111.4	116.3
Worcester	485	484	99.8	99.8
Maritime Academy	880	569	64.7	66.4
Total	<u>8440</u>	<u>8338</u>	<u>98.8%</u>	<u>100.9%</u>

Spring semester occupancy is 356 less than fall semester occupancy; a decrease of 4.0 percent. The average occupancy rate for the 1988-89 academic year is 100.9 percent, as compared with 101.2 percent last year.

Revenue Assessments

Spring term revenue receipts from State College Residence Halls are estimated at \$6,222,025. The estimated receipts are based on reported occupancy and the approved rent schedule for the 1988-89 academic year.

Notices of Assessments against these revenues for expenses and reserves have been issued to each college in accordance with the following schedule:

PURPOSE	AMOUNT
1986 Bonds	
Interest	\$ 1,037,757
Principal	-0-
Section 10 Reserve	-0-
1988 Bonds	
Interest	1,302,158
Principal	-0-
Section 10 Reserve	-0-
Property Fund	
General	1,122,565
Capital Improvements	155,224
Rate Stabilization	-0-
Authority Expense	<u>124,445</u>
Total Authority Assessment	\$ 3,742,149
Funds Available for O & M Expense	<u>2,479,876</u>
Total Fall Term Receipts (unaudited)	\$ <u>6,222,025</u>

Financial Evaluation

Rental receipts from state college residence halls for the 1988-89 academic year are \$14,840,474. This amount includes HUD Debt Service Grants in the amount of \$211,890 and bond proceeds of \$2,010,000. Receipts are more than the budgeted amounts by \$407,234. Budgeted amounts are the amounts set forth in the Certificate of Projected Expenses which are based on 97.5 percent occupancy. Actual receipts are based on the reported occupancy and the rental rates for the 1988-89 academic year. A comparison of revenue receipts to budgeted amounts by purpose for the 1988-89 academic year follows:

PURPOSE	BUDGETED AMOUNT	RECEIPTS
1986 Bonds		
Interest	\$ 4,300,267	\$ 4,282,211(a)
Principal	-0-	-0-
Section 10 Reserve	450,862	450,862
1988 Bonds		
Interest	2,731,675	2,731,675
Principal	-0-	-0-
Section 10 Reserve	134,352	134,352
Property Fund		
General	1,062,000	1,435,799
Capital Improvements	340,900	314,872
Rate Stabilization	-0-	-0-
Authority Expense	<u>542,900</u>	<u>434,536</u>
Total Authority Assessment	\$ 9,562,956	\$ 9,784,307
Funds Available for O & M Exp.	<u>4,870,284</u>	<u>5,056,167(b)</u>
Total Fall Term Receipts (unaudited)	\$ <u>14,433,240</u>	\$ <u>14,840,474</u>

- (a) Sum includes HUD Debt Service Grants of \$211,890 and bond proceeds of \$2,010,000.
- (b) This represents the aggregate sum of 1988-89 rent receipts allocated to the various Authority Trust Funds at each of the state colleges to cover maintenance and operating expenses for the academic year.

Actual expenses for FY 89 will be presented in the Authority's audited year-end statement, June 30, 1989.

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

REPORTED OCCUPANCY RATES FOR RESIDENCE HALLS
FEBRUARY, 1989

RESIDENCE HALLS	NO. OF BEDS	NO. OF OCCUPANTS	% OF OCCUPANCY
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Gt. Hill Apartments	192	204	106.3%
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Woodward Hall	246	250	101.6%
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	1361	1493	109.7%
FITCHBURG			
Apartments	192	190	99.0%
Aubuchon Hall	380	360	94.7%
Herlihy Hall	144	133	92.4%
Russell Towers	405	419	103.5%
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	1121	1102	98.3%
FRAMINGHAM			
Corinne Towers	437	453	103.7%
Foster Hall	24	15	62.5%
Horace Mann Hall	109	104	95.4%
Larned Hall	345	327	94.8%
Linsley Hall	177	173	97.7%
O'Connor Hall	261	254	97.3%
Pierce Hall	119	109	91.6%
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NORTH ADAMS			
Berkshire Towers	320	315	98.4%
Hoosac Hall	216	214	99.1%
Apts (Phases I/II)	508	480	94.5%
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SALEM			
Bowditch Hall	276	285	103.3%
Peabody Hall	322	314	97.5%
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WESTFIELD			
Apartments	288	318	110.4%
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Scanlon Hall	285	340	119.3%
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	1479	1647	111.4%
WORCESTER			
Chandler Village	485	484	99.8%
MARITIME ACADEMY	880	569	64.7%
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GRAND TOTAL	8440	8338	98.8%
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MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
UNAUDITED REPORT OF DORMITORY OPERATIONS
FOR THE YEAR ENDED JUNE 30, 1988

	Salem	Westfield	Bridgewater	Framingham	Fitchburg	Maritime Academy	Worcester	North Adams	Combined
Revenue:									
Room rents	9710,076	\$2,199,091	\$1,825,610	\$2,064,901	\$1,409,745	\$683,347	\$685,947	\$1,417,649	\$10,921,166
Breakage, assessment and fees	28,878	0	(2,822)	3,587	0	18,364	13,561	0	67,566
Commissions	13,971	54,066	42,414	38,788	28,105	11,557	6,988	21,591	217,486
Interest	19,250	38,083	6,880	38,761	27,113	11,994	4,973	6,404	134,236
Other	24,686	34,407	28,499	6,313	24,918	61,229	14,679	96,523	285,234
Total revenue	796,861	2,327,247	1,900,591	2,156,350	1,489,961	706,491	732,068	1,536,167	11,645,726
Expenditures:									
Payroll	285,368	1,006,442	934,104	924,890	483,091	198,489	246,786	594,179	4,563,269
Maintenance and operating costs	101,167	153,880	156,849	165,824	116,462	44,755	78,304	140,151	943,392
Total expenditures	386,535	1,160,322	1,090,953	1,090,714	599,553	243,164	317,090	644,330	5,506,661
Balance, prior to debt service	430,326	1,166,925	815,620	1,065,636	890,408	463,327	414,978	891,837	6,139,065
Transfers to Massachusetts State College Building Authority	370,867	1,106,668	950,722	970,311	807,740	432,081	422,739	890,354	5,971,482
Excess (deficiency) of revenue over expenditures	59,459	60,257	(135,094)	95,325	82,668	11,246	(7,761)	1,483	167,583
Fund Balance, July 1, 1987	200,041	206,554	121,230	163,137	203,761	151,637	95,485	146,620	766,852
Fund Balance, June 30, 1988	\$257,500	\$266,811	(\$13,856)	\$259,462	\$286,429	\$162,883	\$87,724	\$140,103	\$934,435
Avg. Expense/Occupancy	\$ 613	785	797	741	535	368	654	617	670
Design Occupancy	598	1479	1361	1472	1121	660	485	1044	8220
Other Income/Occupancy	\$ 145	86	55	66	72	156	95	114	88



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Occupancy

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The survey indicates that 97.5 percent of the total residence accommodations are occupied, 9465 of 9710 spaces. The degree of occupancy varies among state colleges with a high of 104.6 percent at North Adams State College and a low of 68.2 percent at the Maritime Academy.

<u>College</u>	<u>No. of Spaces</u>	<u>Occupancy</u>	<u>Fall Semester</u>
Bridgewater	1760	1821	103.5%
Fitchburg	1449	1445	99.7
Framingham	1472	1480	100.5
North Adams	1044	1092	104.6
Salem	598	619	103.5
Westfield	1920	1821	94.8
Worcester	485	485	100.0
Maritime Academy	880	600	68.2
College of Art	<u>102</u>	<u>102</u>	<u>100.0</u>
Total	<u>9710</u>	<u>9465</u>	<u>97.5%</u>

The 97.5% percent fall semester occupancy rate meets the 97.5% percent occupancy goal anticipated for financial planning purposes this academic year. Although the current occupancy rate is less than last year's fall semester rate by 5.5%, it must be noted that the number of spaces has increased by 15% (1270 spaces) with the occupancy of new residence halls at Bridgewater, Fitchburg, Westfield and the College of Art. These new spaces have been absorbed by pent-up demand for college housing at the colleges.

Revenue Assessments

Fall term revenue receipts from State College Residence Halls are estimated at \$8,253,266. The estimated receipts are based on reported occupancy and the proposed rent schedule for the 1989-90 academic year.

Notices of Assessments against these revenues for expenses and reserves have been issued to each college in accordance with the following schedule:

PURPOSE	AMOUNT
1986 Bonds	
Interest	\$ 2,148,707
Principal	-0
Section 10 Reserve	450,862
1988 Bonds	
Interest	1,302,156
Principal	-0-
Section 10 Reserve	268,708
Property Fund	
General	430,601
Capital Improvements	203,631
Rate Stabilization	-0-
Authority Expense	<u>442,682</u>
Total Authority Assessment	\$ 5,247,347
Funds Available for O & M Expense	<u>3,005,919</u>
Total Fall Term Receipts (unaudited)	<u>\$ 8,253,266</u>

Operation and Maintenance Expenses

A copy of the Unaudited Report on Dormitory Operations for the year ended June 30, 1989 is attached as Schedule II. It indicates that the average cost per occupant is \$679.00 for operations and maintenance.

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REPORTED OCCUPANCY RATES FOR RESIDENCE HALLS
SEPTEMBER, 1989

SCHEDULE I

RESIDENCE HALLS =====	NO. OF BEDS =====	NO. OF OCCUPANTS =====	% OF OCCUPANCY =====
BRIDGEWATER			
Gt. Hill Apts	192	200	104.2%
Pope Hall	160	163	101.9%
Scott Hall	143	150	104.9%
Shea/Durbin Hall	620	665	107.3%
Woodward Hall	246	246	100.0%
New Hall A	195	194	99.5%
New Hall B	204	203	99.5%
	-----	-----	-----
	1760	1821	103.5%
FITCHBURG			
Apartments	192	190	99.0%
Aubuchon Hall	380	388	102.1%
Herlihy Hall	144	142	98.6%
Russell Towers	405	405	100.0%
New Res Halls	328	320	97.6%
	-----	-----	-----
	1449	1445	99.7%
FRAMINGHAM			
Corinne Towers	437	460	105.3%
Foster Hall	24	16	66.7%
Horace Mann Hall	109	107	98.2%
Larned Hall	345	333	96.5%
Linslev Hall	177	185	104.5%
O'Connor Hall	261	260	99.6%
Pierce Hall	119	119	100.0%
	-----	-----	-----
	1472	1480	100.5%
NORTH ADAMS			
Berkshire Towers	320	355	110.9%
Hoosac Hall	216	239	110.6%
Apts (Phases I/II)	508	498	98.0%
	-----	-----	-----
	1044	1092	104.6%
SALEM			
Bowditch Hall	276	288	104.3%
Peabody Hall	322	331	102.8%
	-----	-----	-----
	598	619	103.5%
WESTFIELD			
Apartments	288	283	98.3%
Davis Hall	306	286	93.5%
Dickinson Hall	306	284	92.8%
Lammers Hall	294	290	98.6%
Scanlon Hall	285	267	93.7%
Courtney	441	411	93.2%
	-----	-----	-----
	1920	1821	94.8%
WORCESTER			
Chandler Village	485	485	100.0%
MARITIME ACADEMY			
COLLEGE of ART	880	600	68.2%
Smith	102	102	100.0%
	-----	-----	-----
GRAND TOTAL	9710	9465	97.5%



SCHEDULE II
MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
UNAUDITED REPORT OF DORMITORY OPERATIONS
FOR THE YEAR ENDED JUNE 30, 1989

	Balem	Westfield	Bridgewater	Frammingham	Fitchburg	Maritime Academy	Worcester	North Adams	Combined
Revenues:									
Room rents	\$825,821	\$2,535,774	\$2,189,069	\$2,315,430	\$1,592,535	\$862,481	\$798,405	\$1,813,942	\$12,934,457
Breakage, assessments and fees	19,249	50	50	3,781		19,167	52,375		94,622
Commissions	13,876	59,321	43,576	38,942	28,812	15,310	9,278	27,772	237,087
Interest	26,340	48,634	8,764	42,937	30,848	10,191	24,032	13,325	205,003
Other	35,071	57,965	28,383	9,511	46,099	6,210	44,105	68,895	293,239
Total revenues	917,357	2,701,944	2,269,732	2,411,601	1,698,286	913,359	928,195	1,923,934	13,764,406
Expenditures:									
Payroll	305,814	1,082,452	812,102	1,000,635	498,641	230,116	240,579	564,354	4,734,693
Maintenance and operating costs	93,989	175,373	118,949	191,700	128,538	109,680	133,691	194,921	1,146,841
Total expenditures	399,803	1,257,825	931,051	1,192,335	627,179	339,796	374,270	759,275	5,881,534
Balance, prior to debt service	517,554	1,444,119	1,338,681	1,219,266	1,071,107	573,563	553,925	1,164,659	7,882,874
Transfers to Massachusetts State College Building Authority	487,601	1,434,551	1,228,620	1,242,826	1,025,172	543,585	518,416	1,081,636	7,562,407
Excess (deficiency) of revenues over expenditures	29,953	9,568	110,061	(23,560)	45,935	29,978	35,509	83,023	320,467
Fund Balance, July 1, 1989	267,500	266,810	(13,856)	258,462	286,429	162,883	87,724	148,103	1,464,055
Preliminary Fund Balance, June 30, 1989	297,453	276,378	96,205	234,902	332,364	192,861	123,233	231,126	1,704,522
Unallocated variance	(3,493)		1,955		12,900				11,362
Fund Balance, June 30, 1989	\$293,960	\$276,378	\$98,160	\$234,902	\$345,264	\$192,861	\$123,233	\$231,126	\$1,795,884
COST PER OCCUPANT 100%	\$ 669	\$ 850	\$ 684	\$ 810	\$ 559	\$ 386	\$ 772	\$ 727	\$ 697



The Commonwealth of Massachusetts

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

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REPORT ON THE STATUS OF OCCUPANCY AND OPERATION OF STATE COLLEGE RESIDENCE HALLS SPRING SEMESTER - FEBRUARY 1990

REVISED 2/27/90

The purpose of this report is to inform the Regents and the Authority as to the status of occupancy in State College Residence Halls and to report on the receipts and disbursements of Authority Trust Funds established for the purpose of operating and maintaining residence halls.

Occupancy

Occupancy rates for the spring semester have been reported by the various colleges. Schedule I, attached, indicates the number and rate of occupancy at residence halls by colleges.

The survey indicates that 92.7 percent of the total residence accommodations are occupied, 8999 of 9710 spaces. The degree of occupancy varies among state colleges with a high of 98.9 percent at Bridgewater State College and a low of 65.9 percent at the Maritime Academy.

<u>College</u>	<u>No. of Spaces</u>	<u>Occupancy</u>	<u>Occupancy Rate</u>	
			<u>Spring Sem./Academic Yr.</u>	
Bridgewater	1760	1741	98.9%	101.2%
Fitchburg	1449	1371	94.6	97.2
Framingham	1472	1398	95.0	97.8
North Adams	1044	966	92.5	98.6
Salem	598	582	97.3	100.4
Westfield	1920	1790	93.2	94.0
Worcester	485	473	97.5	98.8
*Maritime Academy	880	580	65.9	67.0
College of Art	102	98	96.1	98.0
Total	9710	8999	92.7%	95.1%

Spring semester occupancy is 466 less than fall semester occupancy; a decrease of 4.8 percent. The average occupancy rate for the 1989-90 academic year is 95.1 percent, as compared with 100.9 percent last year.

Revenue Assessments

Spring term revenue receipts from State College Residence Halls are estimated at \$7,913,408. The estimated receipts are based on reported occupancy and the approved rent schedule for the 1989-90 academic year.

Notices of Assessments against these revenues for expenses and reserves have been issued to each college in accordance with the following schedule:

*Revised to reflect reported occupancy, from 600 to 580.

PURPOSE	AMOUNT	REVISED AMOUNT
1986 Bonds		
Interest	\$ 1,915,090	\$ 1,915,090
Principal	660,000	660,000
Section 10 Reserve	-0-	-0-
1988 Bonds		
Interest	1,283,741	1,283,741
Principal	385,000	385,000
Section 10 Reserve	-0-	-0-
Property Fund		
General	457,776	447,768
Capital Improvements	195,733	195,393
Rate Stabilization	-0-	-0-
Authority Expense	<u>158,424</u>	<u>158,152</u>
Total Authority Assessment	\$ 5,055,764	\$ 5,045,144
Funds Available for O & M Expense	<u>2,871,264</u>	<u>2,868,264</u>
Total Spring Term Receipts (unaudited)	<u>\$ 7,927,028</u>	<u>\$ 7,913,408</u>

Financial Evaluation

Rental receipts from state college residence halls for the 1989-90 academic year are \$16,378,564. This amount includes HUD Debt Service Grants in the amount of \$211,890. Receipts are less than the budgeted amounts by \$130,934. Budgeted amounts are the amounts set forth in the Certificate of Projected Expenses which are based on 97.5 percent occupancy. Actual receipts are based on the reported occupancy and the rental rates for the 1989-90 academic year. A comparison of revenue receipts to budgeted amounts by purpose for the 1989-90 academic year follows:

PURPOSE	PROJECTED AMOUNT	RECEIPTS	REVISED RECEIPTS
1986 Bonds			
Interest	\$ 4,297,408(a)	\$ 4,275,687(a)	\$ 4,275,687(a)
Principal	660,000	660,000	660,000
Section 10 Reserve	450,862	450,862	450,862
1988 Bonds			
Interest	2,604,318	2,585,897	2,585,897
Principal	385,000	385,000	385,000
Section 10 Reserve	268,704	268,708	268,708
Property Fund			
General	1,105,000	888,377	878,369
Capital Improvements	200,000	399,364	399,024
Rate Stabilization	-0-	-0-	-0-
Authority Expense	<u>637,000</u>	<u>601,106</u>	<u>600,834</u>
Total Authority Assessment	\$10,608,292	\$10,515,001	\$10,504,381
Funds Available for O & M Exp.	<u>5,901,206</u>	<u>5,877,183(b)</u>	<u>5,874,183(b)</u>
Total Spring Term Receipts	<u>\$16,509,498</u>	<u>\$16,392,184</u>	<u>\$16,378,564</u>

- (a) Sum includes HUD Debt Service Grants of \$211,890.
- (b) This represents the aggregate sum of 1989-90 rent receipts allocated to the various Authority Trust Funds at each of the state colleges to cover maintenance and operating expenses for the academic year.

Actual expenses for FY 90 will be presented in the Authority's audited year-end statement, June 30, 1990.

REPORTED OCCUPANCY RATES FOR RESIDENCE HALLS
FEBRUARY, 1990

RESIDENCE HALLS	NO. OF BEDS	NO. OF OCCUPANTS	% OF OCCUPANCY
BRIDGEWATER			
St. Hill Apts	192	199	103.6%
Pope Hall	160	156	97.5%
Scott Hall	143	147	102.8%
Shea/Durgin Hall	620	616	99.4%
Woodward Hall	246	229	93.1%
New Hall A	195	192	98.5%
New Hall B	204	202	99.0%
	1760	1741	98.9%
FITCHBURG			
Apartments	192	179	93.2%
Aubuchon Hall	380	365	96.1%
Herlihy Hall	144	137	95.1%
Russell Towers	405	384	94.8%
New Res Halls	328	306	93.3%
	1449	1371	94.6%
FRAMINGHAM			
Corinne Towers	437	445	101.8%
Foster Hall	24	14	58.3%
Horace Mann Hall	109	108	99.1%
Larned Hall	345	316	91.6%
Linsley Hall	177	157	88.7%
O'Connor Hall	261	243	93.1%
Pierce Hall	119	115	96.6%
	1472	1398	95.0%
NORTH ADAMS			
Berkshire Towers	320	311	97.2%
Hoosac Hall	216	210	97.2%
Apts (Phases I/II)	508	445	87.6%
	1044	966	92.5%
SALEM			
Bowditch Hall	276	278	100.7%
Peabody Hall	322	304	94.4%
	598	582	97.3%
WESTFIELD			
Apartments	288	278	96.5%
Davis Hall	306	270	88.2%
Dickinson Hall	306	246	80.4%
Lammers Hall	294	297	101.0%
Scanlon Hall	285	272	95.4%
Courtney	441	427	96.8%
	1920	1790	93.2%
WORCESTER			
Chandler Village	485	473	97.5%
MARITIME ACADEMY			
COLLEGE of ART	580	580	65.9%
Shaw	102	98	96.1%
	682	678	98.1%



The Commonwealth of Massachusetts

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

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GOVERNMENT DOCUMENTS
COLLECTION

JAN 29 1992

UNIVERSITY OF MASSACHUSETTS
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REPORT ON THE STATUS OF OCCUPANCY AND OPERATIONS OF STATE COLLEGE RESIDENCE HALLS FALL SEMESTER - SEPTEMBER 1990

The purpose of this report is to inform the Regents and the Authority as to the status of occupancy in State College Residence Halls and to report on the receipts and disbursements of Authority Trust Funds established for the purpose of operating and maintaining residence halls.

Occupancy

Occupancy rates for the fall semester as of September, 1990 have been reported by the various colleges. Schedule I, attached, indicates the number and rate of occupancy at residence halls by colleges.

The survey indicates that 97.0 percent of the total residence accommodations are occupied, 9969 of 10,277 spaces. The degree of occupancy varies among state colleges with a high of 107.3 percent at Bridgewater State College and a low of 65.2 percent at the Maritime Academy.

<u>College</u>	<u>No. of Spaces</u>	<u>Occupancy</u>	<u>Fall Semester</u>
Bridgewater	1760	1888	107.3%
Fitchburg	1449	1412	97.4
Framingham	1472	1450	98.5
North Adams	1044	1046	100.2
Salem	952	951	99.9
Westfield	1920	2051	106.8
Worcester	698	495	70.9*
Maritime Academy	880	574	65.2
College of Art	102	102	100.0
Total	10277	9969	97.5%**

* The 70.9% occupancy rate is based on 485 spaces being available in Chandler Village for fall term occupancy. However, only 275 spaces were available due to ongoing improvements in Chandler Village.

** If the 210 spaces in Chandler Village were deducted from the number of available spaces, the resultant occupancy rate would be 102.1% at Worcester and 99.0% for all state colleges.

The 97.0 percent fall semester occupancy rate nearly meets the 97.5 percent occupancy goal anticipated for financial planning purposes this academic year. Although the current occupancy rate is less than last year's fall semester rate by 0.5 percent, it must be noted that the number of spaces has increased by 567 spaces with the occupancy of new residence halls at Salem and Worcester.

Revenue Assessments

Fall term revenue receipts from State College Residence Halls are estimated at \$10,371,465. The estimated receipts are based on reported occupancy and the proposed rent schedule for the 1990-91 academic year.

Notices of Assessments against these revenues for expenses and reserves have been issued to each college in accordance with the following schedule:

PURPOSE	AMOUNT
1986 Bonds	
Interest	\$ 1,998,169
Principal	-0-
Section 10 Reserve	450,865
1988 Bonds	
Interest	1,275,503
Principal	-0-
Section 10 Reserve	262,290
Property Fund	
General	1,656,684
Capital Improvements	247,871
Rate Stabilization	-0-
Authority Expense	<u>477,360</u>
Total Authority Assessment	\$ 6,368,742
Funds Available for O & M Expense	<u>4,002,723</u>
Total Fall Term Receipts (unaudited)	<u>\$10,371,465</u>

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
 REPORTED OCCUPANCY RATES FOR RESIDENCE HALLS FOR SEPTEMBER, 1990

RESIDENCE HALLS	NO. OF BEDS	OCCUPANCY	% OF OCCUPANCY
=====	=====	=====	=====
BRIDGEWATER			
Gt. Hill Apts	192	197	102.6%
Pope Hall	160	164	102.5%
Scott Hall	143	155	108.4%
Shea/Durgin Hall	620	728	117.4%
Woodward Hall	246	238	96.7%
New Hall A	195	201	103.1%
New Hall B	204	205	100.5%
	1760	1888	107.3%
FITCHBURG			
Apartments	192	190	99.0%
Aubuchon Hall	380	354	93.2%
Herlihy Hall	144	142	98.6%
Russell Towers	405	422	104.2%
New Res Halls	328	304	92.7%
	1449	1412	97.4%
FRAMINGHAM			
Corinne Towers	437	453	103.7%
Foster Hall	24	15	62.5%
Horace Mann Hall	109	107	98.2%
Larned Hall	345	324	93.9%
Linsley Hall	177	164	92.7%
O'Connor Hall	261	267	102.3%
Pierce Hall	119	120	100.8%
	1472	1450	98.5%
NORTH ADAMS			
Berkshire Towers	320	326	101.9%
Hoosac Hall	216	228	105.6%
Apts (Phases I/II)	508	492	96.9%
	1044	1046	100.2%
SALEM			
Bates Complex	354	348	98.3%
Bowditch Hall	276	281	101.8%
Peabody Hall	322	322	100.0%
	952	951	99.9%
WESTFIELD			
Apartments	288	280	97.2%
Davis Hall	306	349	114.1%
Dickinson Hall	306	337	110.1%
Lammers Hall	294	338	115.0%
Scanlon Hall	285	294	103.2%
Courtney	441	453	102.7%
	1920	2051	106.8%
WORCESTER			
Chandler Village	485	288	59.4%
Dowden Hall	213	207	97.2%
	698	495	70.9%
MARITIME ACADEMY	980	574	65.2%
COLLEGE of ART/Smith	102	102	100.0%
GRAND TOTAL	10277	9969	97.0%

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
REPORT OF DORMITORY OPERATIONS
FOR THE YEAR ENDED JUNE 30, 1990

	Salem	Westfield	Bridgewater	Frammingham	Fitchburg	Maritime Academy	Worcester	North Adams	Mass. College of Art	Combined
Revenues:										
Room rents	\$ 904,327	\$3,423,324	\$3,095,735	\$2,544,093	\$2,387,077	\$ 796,553	\$809,967	\$1,880,815	\$267,016	\$16,108,907
Breakage, assessments & fees	14,556	100		5,599		22,170	67,406		11,500	121,331
Commissions	13,706	58,240	48,941	52,726	41,251	16,116	7,518	28,340	1,750	268,588
Interest	32,481	48,741	8,968	48,243	37,818	12,963	15,264	9,701	1,318	215,497
Other	50,468	87,498	33,445	4,540		153,034	25,275	93,132	22,817	485,527
Total revenues	<u>1,015,538</u>	<u>3,617,903</u>	<u>3,186,789</u>	<u>2,655,201</u>	<u>2,481,714</u>	<u>1,000,816</u>	<u>925,430</u>	<u>2,012,048</u>	<u>304,401</u>	<u>17,139,860</u>
Expenditures:										
Payroll	160,425	1,220,630	996,148	992,485	598,136	241,765	254,313	588,344	132,410	5,184,656
Maintenance & operating costs	245,443	228,558	195,023	203,208	147,617	105,059	115,269	245,807	22,580	1,508,564
Total expenditures	<u>405,868</u>	<u>1,449,188</u>	<u>1,191,171</u>	<u>1,195,693</u>	<u>745,753</u>	<u>346,824</u>	<u>369,582</u>	<u>834,151</u>	<u>154,990</u>	<u>6,693,220</u>
Balance, prior to debt service	609,670	2,168,715	1,995,618	1,459,508	1,735,961	654,012	555,848	1,177,897	149,411	10,506,640
Transfers to Massachusetts State College Building Authority	<u>559,666</u>	<u>2,133,135</u>	<u>1,994,062</u>	<u>1,418,498</u>	<u>1,647,505</u>	<u>626,580</u>	<u>575,758</u>	<u>1,197,281</u>	<u>140,000</u>	<u>10,232,492</u>
Excess (Deficiency) of revenues over expenditures	50,004	35,580	1,549	41,010	88,456	27,432	(19,910)	(19,384)	9,411	214,148
Fund Balance, July 1, 1989	<u>293,960</u>	<u>276,378</u>	<u>573,871</u>	<u>234,904</u>	<u>345,264</u>	<u>192,860</u>	<u>123,232</u>	<u>231,082</u>	<u>0</u>	<u>2,271,551</u>
Preliminary Fund Balance, June 30, 1990	343,964	311,958	575,420	275,914	433,720	220,292	103,322	211,698	9,411	2,485,699
Unlocated variance	(3,493)		<u>1,955</u>		<u>12,900</u>					<u>11,362</u>
Fund Balance, June 30, 1990	<u>\$ 340,471</u>	<u>\$ 311,958</u>	<u>\$ 577,375</u>	<u>\$ 275,914</u>	<u>\$ 446,620</u>	<u>\$ 220,292</u>	<u>\$103,322</u>	<u>\$ 211,698</u>	<u>\$ 9,411</u>	<u>\$ 2,497,061</u>
O & M Cost/Occ.	\$ 437	\$ 774	\$ 695	\$ 834	\$ 528	\$ 563	\$ 773	\$ 819	\$ 1,565	\$ 699
Occupancy @ 97.5%	928	1,872	1,713	1,433	1,413	616	478	1,018	99	9,570



The Commonwealth of Massachusetts

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

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JAN 29 1992

REPORT ON THE STATUS OF OCCUPANCY AND OPERATION OF STATE COLLEGE RESIDENCE HALLS SPRING SEMESTER - FEBRUARY 1991

Commonwealth of Massachusetts
Depository Copy

The purpose of this report is to inform the Regents and the Authority as to the status of occupancy in State College Residence Halls and to report on the receipts and disbursements of Authority Trust Funds established for the purpose of operating and maintaining residence halls.

Occupancy

Occupancy rates for the spring semester have been reported by the various colleges. Schedule I, attached, indicates the number and rate of occupancy at residence halls by colleges.

The survey indicates that 90.3 percent of the total residence accommodations are occupied, 9271 of 10,267 spaces. The degree of occupancy varies among state colleges with a high of 101.2 percent at Bridgewater State College and a low of 64.4 percent at the Maritime Academy.

College	No. of Spaces	Occupancy	Occupancy Rate	
			Spring Sem./Academic Yr.	
Bridgewater	1760	1710	97.2%	102.2%
Fitchburg	1449	1318	91.0	94.2
Framingham	1472	1316	89.4	94.0
North Adams	1044	996	95.4	97.8
Salem	952	924	97.1	98.5
Westfield	1920	1855	96.6	101.7
Worcester	688	494	71.8	71.9
Maritime Academy	880	560	63.6	64.4
College of Art	102	98	96.1	98.0
Total	10267	9271	90.3	93.7%

Spring semester occupancy is 698 less than fall semester occupancy; a decrease of 7.0 percent. The average occupancy rate for the 1990-91 academic year is 93.7 percent, as compared with 95.2 percent last year.

Revenue Assessments

Spring term revenue receipts from State College Residence Halls are estimated at \$9,802,796. The estimated receipts are based on occupancy as reported by the colleges and the approved rent schedule for the 1990-91 academic year.

Notices of assessments against these revenues for expenses and reserves have been issued to each college in accordance with the following schedule:

PURPOSE	AMOUNT
1986 Bonds	
Interest	\$ 2,020,048
Principal	686,814
Section 10 Reserve	-0-
1988 Bonds	
Interest	1,288,799
Principal	400,140
Section 10 Reserve	-0-
Property Fund	
General	933,045*
Capital Improvements	517,585
Rate Stabilization	-0-
Authority Expense	<u>188,211</u>
Total Authority Assessment	\$ 6,034,642
Funds Available for O & M Expense	<u>3,768,154</u>
Total Spring Term Receipts (unaudited)	\$ <u>9,802,796</u>

* Assessment of this amount has been deferred pending a determination as to the amount to be reimbursed to the Commonwealth pursuant to Chapter 150, §117, Acts of 1990.

Financial Evaluation

Rental receipts from state college residence halls for the 1990-91 academic year are \$20,386,151. This amount includes HUD Debt Service Grants in the amount of \$211,890. Receipts are more than the budgeted amounts by \$196,259. Budgeted amounts are the amounts set forth in the Certificate of Projected Expenses which are based on 97.5 percent occupancy. Actual receipts are based on the reported occupancy and the rental rates for the 1990-91 academic year. A comparison of revenue receipts to budgeted amounts by purpose for the 1990-91 academic year follows:

PURPOSE	PROJECTED AMOUNT	RECEIPTS
1986 Bonds		
Interest	\$ 4,263,088(a)	\$ 4,230,107(a)
Principal	695,000	686,814
Section 10 Reserve	450,863	450,865
1988 Bonds		
Interest	2,585,068	2,564,302
Principal	405,000	400,140
Section 10 Reserve	268,703	262,290
Property Fund		
General	2,293,000	2,589,729
Capital Improvements	800,000	765,456
Rate Stabilization	-0-	-0-
Authority Expense	<u>687,000</u>	<u>665,571</u>
Total Authority Assessment	\$ 12,447,722	\$ 12,615,274
Funds Available for O & M Exp.	<u>7,742,170</u>	<u>7,770,877(b)</u>
Total Spring Term Receipts	\$ <u>20,189,892</u>	\$ <u>20,386,151</u>
(unaudited)		

(a) Sum includes HUD Debt Service Grants of \$211,890.

(b) This represents the aggregate sum of 1990-91 rent receipts allocated to the various Authority Trust Funds at each of the state colleges to cover maintenance and operating expenses for the academic year.

Authority expenses for FY 91 will be presented in the audited year-end statement, June 30, 1991.

Operation and Maintenance Expenses

A copy of the Unaudited Report on Dormitory Operations for the year ended June 30, 1990 is attached as Schedule II. It indicates that the average cost per occupant is \$699.00 for operations and maintenance.

SCHEDULE 1

REPORTED OCCUPANCY	RES FOR RESIDENCE HALLS FO	FEBRUARY, 1991	
RESIDENCE HALLS	NO. OF BEDS	OCCUPANCY	% OF OCCUPANCY
=====	=====	=====	=====
BRIDGEWATER			
St. Hill Apts	192	201	104.7%
Pope Hall	160	128	80.0%
Scott Hall	143	151	105.6%
Shea/Durgin Hall	620	633	102.1%
Woodward Hall	246	206	83.7%
New Hall A	195	187	95.9%
New Hall B	204	204	100.0%
	-----	-----	-----
FITCHBURG	1760	1710	97.2%
Apartments	192	180	93.8%
Aubuchon Hall	380	320	84.2%
Herlihy Hall	144	133	92.4%
Russell Towers	405	387	95.6%
New Res Halls	328	298	90.9%
	-----	-----	-----
	1449	1318	91.0%
FRAMINGHAM			
Corinne Towers	437	423	96.8%
Foster Hall	24	13	54.2%
Horace Mann Hall	109	107	98.2%
Larned Hall	345	304	88.1%
Linsley Hall	177	139	78.5%
O'Connor Hall	261	216	82.8%
Pierce Hall	119	114	95.8%
	-----	-----	-----
	1472	1316	89.4%
NORTH ADAMS			
Berkshire Towers	320	300	93.8%
Hoosac Hall	216	215	99.5%
Apts (Phases I/II)	508	481	94.7%
	-----	-----	-----
	1044	996	95.4%
SALEM			
Bates Complex	354	350	98.9%
Bowditch Hall	276	278	100.7%
Peabody Hall	322	296	91.9%
	-----	-----	-----
	952	924	97.1%
WESTFIELD			
Apartments	288	277	96.2%
Davis Hall	306	278	90.8%
Dickinson Hall	306	305	99.7%
Lammers Hall	294	299	101.7%
Scanlon Hall	285	272	95.4%
Courtney	441	424	96.1%
	-----	-----	-----
	1920	1855	96.6%
WORCESTER			
Chandler Village	475	315	66.3%
Dowden Hall	213	179	84.0%
	-----	-----	-----
	688	494	71.8%
MARITIME ACADEMY			
COLLEGE of ART/Smith	880	560	63.6%
	102	98	96.1%
	-----	-----	-----
GRAND TOTAL	10267	9271	90.3%
	=====	=====	=====



The Commonwealth of Massachusetts

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

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REPORT ON THE STATUS OF OCCUPANCY AND OPERATIONS OF STATE COLLEGE RESIDENCE HALLS FALL SEMESTER - SEPTEMBER 1991

The purpose of this report is to inform the Higher Education Coordinating Council and the Authority as to the status of occupancy in State College Residence Halls and to report on the receipts and disbursements of Authority Trust Funds established for the purpose of operating and maintaining residence halls.

Occupancy

Occupancy rates for the fall semester have been reported by the various colleges. Schedule I, attached, indicates the number and rate of occupancy at residence halls by colleges.

Reported occupancy from the colleges indicates that 94.6 percent of the total residence accommodations are occupied, 9713 of 10,267 spaces. The degree of occupancy varies among state colleges with a high of 108.8 percent at the Massachusetts College of Art and a low of 73.1 percent at the Maritime Academy. It should be noted that occupancy at the Academy has improved by 7.9% over last year's September occupancy.

<u>College</u>	<u>No. of Spaces</u>	<u>Occupancy</u>	<u>Fall Semester</u>
Bridgewater	1760	1850	105.1%
Fitchburg	1449	1457	100.6
Framingham	1472	1224	83.2
North Adams	1044	1014	97.1
Salem	952	923	97.0
Westfield	1920	1934	100.7
Worcester	688	557	81.0
Maritime Academy	880	643	73.1
College of Art	<u>102</u>	<u>111</u>	<u>108.8</u>
Total	<u>10267</u>	<u>9713</u>	<u>94.6%</u>

The 94.6 percent fall semester occupancy rate is less than the 97.5 percent occupancy goal anticipated for financial planning purposes this academic year. The current occupancy rate is less than last year's fall semester rate by 2.9 percent.

Revenue Assessments

Fall term revenue receipts from State College Residence Halls are estimated at \$10,218,736. The estimated receipts are based on reported occupancy and the rent schedule for the 1991-92 academic year.

Notices of Assessments against these revenues for expenses and reserves have been issued to the college in accordance with the following schedule:

PURPOSE	AMOUNT
1986 Bonds	
Interest	\$ 1,892,720
Principal	-0-
Section 10 Reserve	450,864
1988 Bonds	
Interest	1,277,272
Principal	-0-
Section 10 Reserve	268,704
Property Fund	
General	658,121
Capital Improvements	486,375
Rate Stabilization	-0-
Authority Expense	<u>195,425</u>
Total Authority Assessment	\$ 5,229,481
Funds Available for O & M Expense	<u>4,989,255</u>
Total Fall Term Receipts (unaudited)	<u>\$10,218,736</u>

SCHEDULE 1
MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
REPORTED OCCUPANCY RATES FOR RESIDENCE HALLS FOR SEPTEMBER, 1991

RESIDENCE HALLS	NO. OF BEDS	OCCUPANCY	% OF OCCUPANCY
=====	=====	=====	=====
BRIDGEWATER			
St. Hill Apts	192	201	104.7%
Pope Hall	160	166	103.8%
Scott Hall	143	161	112.6%
Shea/Durgin Hall	620	697	112.4%
Woodward Hall	246	226	91.9%
Di Nardo Hall	195	195	100.0%
Miles Hall	204	204	100.0%
	-----	-----	-----
	1760	1850	105.1%
FITCHBURG			
Apartments	192	181	94.3%
Aubuchon Hall	380	372	97.9%
Herlihy Hall	144	145	100.7%
Russell Towers	405	452	111.6%
New Res Halls	328	307	93.6%
	-----	-----	-----
	1449	1457	100.6%
FRAMINGHAM			
Corinne Towers	437	396	90.6%
Foster Hall	24	17	70.8%
Horace Mann Hall	109	102	93.6%
Larned Hall	345	301	87.2%
Linsley Hall	177	77	43.5%
O'Connor Hall	261	219	83.9%
Pierce Hall	119	112	94.1%
	-----	-----	-----
	1472	1224	83.2%
NORTH ADAMS			
Berkshire Towers	320	304	95.0%
Hoosac Hall	216	226	104.6%
Apts (Phases I/II)	508	484	95.3%
	-----	-----	-----
	1044	1014	97.1%
SALEM			
Bates Complex	354	337	95.2%
Bowditch Hall	276	273	98.9%
Peabody Hall	322	313	97.2%
	-----	-----	-----
	952	923	97.0%
WESTFIELD			
Apartments	288	280	97.2%
Davis Hall	306	336	109.8%
Dickinson Hall	306	285	93.1%
Lammers Hall	294	301	102.4%
Scanlon Hall	285	277	97.2%
Courtney Hall	441	455	103.2%
	-----	-----	-----
	1920	1934	100.7%
WORCESTER			
Chandler Village	475	355	74.7%
Dowden Hall	213	202	94.8%
	-----	-----	-----
	688	557	81.0%
MARITIME ACADEMY	880	643	73.1%
COLLEGE of ART/Smith	102	111	108.8%
	-----	-----	-----
GRAND TOTAL	10267	9713	94.6%

